

Table 20D.130.10-020(1) Spaces For Specific Land Uses

| Land Use | Minimum Parking Required Spaces |
|--|---|
| Assembly, including auditoriums, theaters and banquet rooms | 10/1,000 sq. ft. of gfa for assembly or 1/5 fixed seats |
| Bowling | 5/lane |
| Hotel, motel, excluding restaurant and assembly | 1/rental room |
| Multi-family housing designed for senior citizens | .5 to 2/du as found adequate by the Code Administrator |
| Multi-family housing in business districts | See requirement for Urban Residence and Multiple Residence districts |
| Multi-family housing in City Center <u>Downtown</u> | See requirements for residential uses in City Center <u>Downtown</u> |
| Nursing home or long-term care facility | 1/4 patient beds |
| Restaurant: Sit-down Take-out | 9/1,000 sq. ft. gfa* 10/1,000 sq. ft. gfa* *In City Center <u>Downtown</u> , Sammamish Trail, and Old Town Design Areas use design area parking requirements per Table 20D.130.10-020(2) |
| Retirement residence | A minimum of 1 space per unit. If a skilled nursing facility is included, no spaces are required for each bed, but 1.25 spaces are required for each worker on the largest shift |
| Schools, hospitals, institutions, public facilities and similar uses | The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc. |
| Notes: du – Dwelling Unit gfa – Gross Floor Area | |

Table 20D.130.10-020(2) Required Off-Street Parking

| Zoning District | | Number of Parking Spaces On-site | |
|--|--|---|--|
| | | Minimum Required | Maximum Allowed |
| Semi-Rural Zone Large Lot Residential Low Density Residential Low Moderate Density Residential | RA-5 R1 R-2 – R-3 R-4 – R-5 – R-6 | 2/du | NR |
| Urban Recreation Agriculture | UR A | * | NR |
| Moderate Density Residential High Density Residential Residential Development in employment and commercial zones (except City Center Downtown(CG)) | R-8, R-12, R-19 R-20 – R-30 | 1.2/Studio du# 1.5/1 Bedroom du# 1.8/2 Bedroom du# 2.0/3+ Bedroom du# | NR |
| Neighborhood Commercial | NC | 4.0/1,000 sq. ft. gfa | 5.0/1,000 sq. ft. gfa |
| Retail Commercial Convenience Commercial Cluster | RC OV | 4.0/1,000 sq. ft. gfa | 5.0/1,000 sq. ft. gfa |
| General Commercial | GC | 4.0/1,000 sq. ft. gfa | 5.0/1,000 sq. ft. gfa |
| City Center Downtown Districts | CG | | |
| Residential Uses (All <u>Downtown Districts</u>) | | 1.0/du****4 | NR 2.25/ unit |
| Bear Creek, Valley View, and Trestle | | 3.5/1,000 sq. ft. gfa | 5.5/1,000 sq. ft. gfa |
| Old Town, <u>Anderson Park</u> ^{1,2,3} | | 2.0/1,000 sq. ft. gfa | 2.0/1,000 sq. ft. gfa** |
| Leary ⁴ | | 2.0/1,000 sq. ft. gfa | 3.5/1,000 sq. ft. gfa |
| Foot Hill ⁴ | | 2.0/1,000 sq. ft. gfa | 3.5/1,000 sq. ft. gfa |
| East Hill ¹ | | 2.0/1,000 sq. ft. gfa | 3.5/1,000 sq. ft. gfa |
| Sammamish Trail ^{1,2,3} | | 2.0/1,000 sq. ft. gfa | 3.5/1,000 sq. ft. gfa |
| Town Square ^{1,2,3} | | 2.0/1,000 sq. ft. gfa | 3.5/1,000 sq. ft. gfa |
| River Bend ^{1,2,3} | | 2.0/1,000 sq. ft. gfa | 3.5/1,000 sq. ft. gfa |
| Mixed Use Shopping Town Center ³ | | 3.5/1,000 sq. ft. gfa | 5.0/1,000 sq. ft. gfa |
| Overlake Business and Advanced Technology Business Park Manufacturing Park Industry Planned Residential or Commercial Developments | OV BP MP I PRD or PCD | 2.0/1,000 sq. ft. gfa 2.0/1,000 sq. ft. gfa 2.0/1,000 sq. ft. gfa 2.0/1,000 sq. ft. gfa 2.0/1,000 sq. ft. gfa | 3.0/1,000 sq. ft. gfa*** 3.0/1,000 sq. ft. gfa*** 3.0/1,000 sq. ft. gfa*** 3.0/1,000 sq. ft. gfa*** 3.0/1,000 sq. ft. gfa*** |

Notes:

du – Dwelling Unit gfa – Gross Floor Area NR – No Requirement

* The number of spaces must be adequate to accommodate the peak shift or maximum number of users as determined by the Code Administrator after considering the probable number of employees, users, attendees, etc.

** Bonus available for in-lieu parking fund per RCDG 20D.130.10-040(2).

*** The Technical Committee may consider parking at a ratio as low as 1.5 per 1,000 if a covenant is recorded with the property which limits the uses to warehouse uses and/or limits the number of employees permitted in a building or project. Parking at ratios greater than 3.0 per 1,000 (not to exceed 3.5 per 1,000) is generally not permitted unless the employer/building owner can document that single-occupancy vehicle trips can be reduced better through the employer/building owner's parking/traffic mitigation program than they would be reduced through limiting parking stalls to 3.0 per 1,000.

Bedroom shall include all rooms that can be used as permanent sleeping quarters.

1 The maximum number of parking stalls allowed may be increased to 5.0 stalls per 1,000 sq. ft. gfa for the retail components of mixed-use developments.

2 Developments may provide parking in excess of the Maximum Allowed parking standard provided the excess parking is also available to the general public for a commercial fee, or for free.

3 Parking is not required for ground floor office space if the space is the lesser of 450 square feet or 25% of the gross floor area of the residence it is part of (home office).

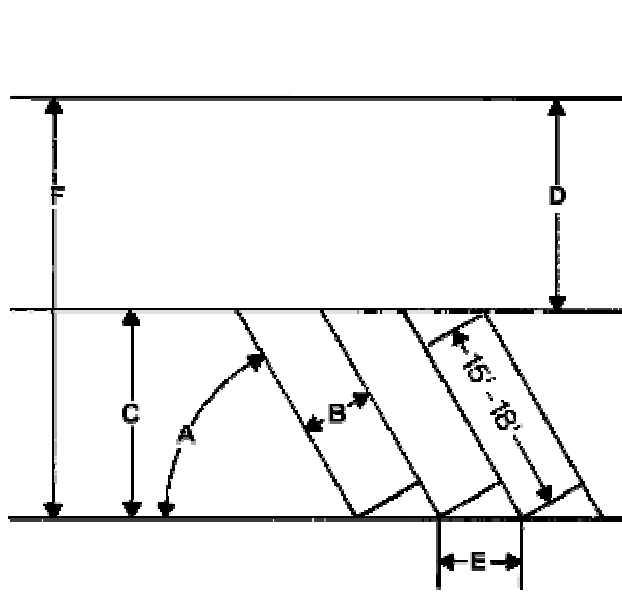
4**** Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25% of the required off-street parking. See Curb Length for Parallel Parking under RCDG 20D.130.10-030 Design Requirements for Parking Facilities.

(Ord. 2105; Ord. 2027; Ord. 1954; Ord. 1756; Ord. 1734. Formerly 20C.20.150(10))

Part of RCDG [20D.130.10-030](#) Design Requirements for Parking Facilities

MINIMUM PARKING SPACE AND AISLE DIMENSIONS

| A | B | C | D | E | F |
|----------|-------|-------|-------|--------|-------|
| | | | | | |
| Parking | Stall | Row | Aisle | Curb | Bay |
| Angle | Width | Width | Width | Length | Width |
| | | | | | |
| Parallel | 8.00 | 8.00 | 12.00 | 23.00 | 20.00 |
| | | | | | |
| | 8.50 | 16.50 | 11.00 | 17.00 | 27.50 |
| 30 | 9.00 | 16.50 | 11.00 | 18.00 | 27.50 |
| | 9.50 | 17.50 | 11.00 | 19.00 | 28.50 |
| | 10.00 | 17.50 | 11.00 | 20.00 | 28.50 |
| | | | | | |
| | 8.50 | 18.50 | 13.50 | 12.00 | 32.00 |
| 45 | 9.00 | 19.00 | 13.00 | 12.50 | 32.00 |
| | 9.50 | 19.50 | 13.00 | 13.50 | 32.50 |
| | 10.00 | 19.50 | 13.00 | 14.00 | 32.50 |
| | | | | | |
| | 8.50 | 20.00 | 18.50 | 9.50 | 38.50 |
| 60 | 9.00 | 20.50 | 18.00 | 10.50 | 38.50 |
| | 9.50 | 20.50 | 17.50 | 11.00 | 38.00 |
| | 10.00 | 20.50 | 17.00 | 11.50 | 37.50 |
| | | | | | |
| | 8.50 | 20.00 | 19.50 | 9.00 | 39.50 |
| 70 | 9.00 | 20.50 | 19.00 | 9.50 | 39.50 |
| | 9.50 | 20.50 | 18.50 | 10.00 | 39.00 |
| | 10.00 | 21.00 | 18.00 | 10.50 | 39.00 |
| | | | | | |
| | 8.50 | 19.50 | 24.50 | 8.50 | 43.50 |
| 80 | 9.00 | 19.50 | 24.00 | 9.00 | 43.50 |
| | 9.50 | 19.50 | 23.50 | 9.50 | 43.00 |
| | 10.00 | 19.50 | 23.00 | 10.00 | 42.50 |
| | | | | | |
| | 8.50 | 18.00 | 25.50 | 8.50 | 43.50 |
| 90 | 9.00 | 18.00 | 25.00 | 9.00 | 43.00 |
| | 9.50 | 18.00 | 24.50 | 9.50 | 42.50 |
| | 10.00 | 18.00 | 24.00 | 10.00 | 42.00 |
| | | | | | |



Notes:

(Dimensions are in feet)

When parking lots may have substantial traffic by trucks or other large vehicles, the Code Administrator may establish larger minimum dimensions.

At least 50% of the spaces must be a minimum of 18 feet long, 2 feet of which may overhang wheel stops or curb.

Up to 50% of the spaces may be 15 feet long, 1 foot of which may overhang wheel stops or curb, and designated for compact cars. Widths may be reduced 1 foot.

Aisle turns must be at least 14 feet in width.

Requirements for handicap parking spaces are contained in RCDG [20E.10.10](#), Building Code.

20D.130.10-040 General Parking Requirements.

- (1) Cooperative Parking Facilities. Cooperative parking facilities may be provided subject to the approval of the Technical Committee where two or more land uses can be joined or coordinated to achieve efficiency of vehicular and pedestrian circulation, economy of space and a superior grouping of buildings or uses. When cooperative parking facilities can be provided, the Technical Committee may reduce the on-site parking requirements based on any of the following criteria:
- (a) Peak demand occurs at distinctly different times.
 - (b) ~~The number of parking spaces provided in the cooperative facility is no less than 60 percent of the total required on-site parking spaces for all participating uses. The minimum required parking for a multi-tenant facility shall be based upon the minimum amount necessary to satisfy the highest average-daily peak demand generated by the uses at a single time period. In no case, shall the minimum required parking for a multi-tenant facility be less than 60 percent of the total required for all uses in the facility.~~
 - (c) The continuation of the cooperative facility shall be assured by a sufficient legal document such as a covenant or reciprocal easement agreement or by participation in a local improvement district or parking cooperative or association.
 - (d) Shared parking associated with multi-tenant retail and commercial facilities will be considered to be a cooperative parking facility. Lease agreements will satisfy the requirement for a sufficient legal document. ~~However, any new tenant whose parking requirement reduces the total parking available in the cooperative parking facility below 60 percent of the requirement for all uses sharing the facility, will be required to provide additional parking.~~
- (2) In-lieu Parking Fees – Fund Created – Comprehensive Parking Plan. An in-lieu parking fee may be submitted to the City for each required parking space which is not provided on-site. The in-lieu parking fee shall be determined annually by the Technical Committee based on current land and construction costs.

There is hereby created a special fund within the Office of the Treasurer-Comptroller into which in-lieu fees shall be deposited to be used only for the construction of public parking facilities. Priorities for construction of parking facilities shall be identified in a comprehensive parking plan and capital improvements program approved by the City Council. The plan shall take into consideration the amount of available on-street parking within an area, the need for concentration of public facilities to prevent proliferation of private parking lots alternating with buildings, the visual and traffic impacts of parking facilities and the degree to which the parking facilities will encourage pedestrian circulation.

- (a) Floor Area Bonus. A floor area bonus shall be granted within the Old Town Design Area for contribution to the fund. The bonus shall be granted at a ratio of three square feet of bonus floor area for each square foot of structured parking paid for by the in-lieu fee, up to the

maximum allowable floor area within the permitted building envelope. The bonus floor area shall be exempt from parking requirements. For example: A 1,000 square-foot building requiring two parking spaces would pay for the construction of two structured parking stalls, at 325 square feet per stall. The bonus floor area granted would be three times the two stalls (3 x 650 square feet), or 1,950 square feet of additional floor area.

- (3) Alternatives to Parking. The Technical Committee may reduce the requirements of this chapter if the applicant provides some of the following programs: vanpools, ridematch, fleet ride, subscription bus, regular transit subsidy or service extension, and parking management programs such as car pooling, flex-time, and preferential parking for car pools.

The Technical Committee shall require alternative parking programs if there is a need to reduce overall parking to alleviate adverse environmental impacts resulting from excessive ground coverage by impervious surfaces, or severe traffic impacts on adjacent arterial streets.

- (4) Parking in Building Setback Areas. In all residential zoning districts and design areas, parking other than in driveways is not permitted in front setback areas. In all other zoning districts, parking is permitted in all setback areas subject to the requirements of the district and the following subsection (5) of this section, Parking Restricted in Shoreline Areas.
- (5) Parking Restricted in Shoreline Areas. Parking facilities are prohibited in the waterfront building setbacks established in RCDG 20C.60.25, Site Requirements. (Ord. 1756. Formerly 20C.20.150 (20))